



Community Expanded Prime

Effective Date:
7/23/25

| Program Max LTVs | | Primary Residence | | | | | Second Home & Investment | | | |
|------------------|-----------|-------------------|--------------|-----|-----------------|-----|--------------------------|-----|-----------------|-----|
| | | Full Doc | | | Alternative Doc | | Full Doc | | Alternative Doc | |
| Loan Amount | Reserves | FICO | Purch. & R/T | C/O | Purch. & R/T | C/O | Purch. & R/T | C/O | Purch. & R/T | C/O |
| : \$1,500,000 | 6 Months | 740 | 90% ** | 80% | 90% ** | 80% | 80% | 75% | 80% | 75% |
| | | 680 | 85% | 75% | 85% | 75% | 80% | 75% | 80% | 75% |
| | | 660 | 80% | 70% | 80% | 70% | 75% | 70% | 75% | 70% |
| : \$2,000,000 | 6 Months | 700 | 85% | 75% | 85% | 75% | 75% | 70% | 75% | 70% |
| | | 680 | 80% | 70% | 80% | 70% | 70% | 65% | 70% | 65% |
| : \$2,500,000 | 9 Months | 720 | 80% | 70% | 80% | 70% | 75% | 70% | 75% | 70% |
| | | 680 | 75% | 65% | 75% | 65% | 70% | 65% | 70% | 65% |
| : \$3,000,000 | 12 Months | 720 | 80% | 70% | 80% | 70% | 70% | 65% | 70% | 65% |
| | | 700 | 75% | 65% | 75% | 65% | 70% | 65% | 70% | 65% |
| : \$3,500,000 | 12 Months | 700 | 70% | N/A | 70% | N/A | N/A | N/A | N/A | N/A |

** Up to 90%; Max 89.99%

| Income | |
|---|---|
| Full Documentation | 1 Yr W-2s or Tax Returns (Full Doc - 12M) |
| Asset Utilization | Max 80% LTV (Full Doc Matrix); Purchase & Rate/Term Only |
| Alternative Documentation (Must be S/E for 2 yrs. See Guidelines for details.) | 12 Months Personal (or) Business Bank Statements 12 Months 1099 Income |

| Other | | |
|------------------------|-------------------------------------|----------|
| Overlays | | |
| Interest-Only | ● Max 80% LTV | |
| | ● Max \$2.0MM Loan Amt | |
| Investment | ● No subordinate financing | |
| | ● Prepayment restrictions may apply | |
| | ● FTHB is not eligible | |
| Interest Only Features | | |
| IO Period | Amort | Maturity |
| 10 Years | 20 Years | 30 Years |
| 10 Years | 30 Years | 40 Years |

| Program Requirements | |
|----------------------------------|--------------------|
| Limits | |
| Minimum Loan Amount | \$100,000 |
| Maximum Loan Amount | \$3,500,000 |
| Maximum Cash Out LTVs : 50% | \$1,500,000 |
| Maximum Cash Out LTVs > 50% | \$1,000,000 |
| Maximum Cash Out, NOO | \$1,000,000 |
| Mortgage History | 1x30x12 |
| FC/DIL/SS Seasoning | 48 Months |
| BK Seasoning | 48 Months |
| Residual Income | \$2,500 |
| Standard Debt Ratio | 50% |
| Products | |
| 15Y/30Y Fixed | 30Y/40Y Fixed-IO |
| 5/6 ARM | 30Y/40Y 5/6 ARM-IO |
| Property Type | LTV Max |
| Condominium | 90% ** |
| Non-Warrantable Condo & 2-4 Unit | 80% |
| Rural (Purchase Only) | 75% |

| Other | |
|--------------------------|---|
| Occupancy | Primary, Second Homes, Investment Properties |
| Property Types | SFR, PUD, Townhomes, Condos, 2-4 Unit & Rural. 2-4 Units & Non-Warrantable Condos are Max 80% LTV. Rural is available Purchase only and Max 75% LTV |
| Cash Out | Max Cash-Out : 50% LTV is \$1,500,000. Max Cash Out > 50% LTV is \$1,000,000; Cash-Out > \$500,000 requires 720+ FICO & LTV : 60; Max Cash-Out \$500,000 if LTV > 75 Cash-Out Proceeds may be used for reserve requirements Cash-Out using appraised value w/ 6 month ownership seasoning allowed. Max 75% LTV and CDA or SSR of 2.5 or less required |
| Declining Markets | If property is located in a declining market as indicated by the appraisal, Max LTV is reduced by 5% |
| Subordinate Financing | Max CLTV = Grid Max LTV (Institutional seconds only) |
| Citizenship | US Citizens; Permanent Resident Aliens; Non-Permanent Resident Aliens (w/ US Credit) |
| Appraisal Review Product | Clear Capital AVM or like product required on all transactions < 80% LTV. Clear Capital CDA, Field Review, or FNMA Collateral Underwriter Review w/ SRR and score of 2.5 or less required for the following transactions: (i) LTV > 80%. Full 2nd Appraisal required for the following transactions: (i) Loan Amount > \$2M |
| Assets | Sourced or seasoned for 30 days; Gift Funds allowed - See Guidelines for details. |
| Credit | Standard: 3 tradelines reporting for 12+ months or 2 tradelines reporting for 24+ months all with activity in the last 12 months or one mortgage or installment tradeline for 36+ months with 12 months activity in the last 12 months. Max 0x60x12 reporting on acceptable tradelines. Qualifying FICO: The middle score of 3 or lower score when only 2 agency scores are provided, of primary wage earner Tradeline requirement is waived if primary wage earner credit report reflects scores from all (3) bureaus & qualifying FICO score is 700+ |
| Compliance | Escrows required for HPML loans; Compliance with all applicable federal and state regulations; No Section 32 or state high cost |
| Prepayment Penalty | Investment Only; Standard = % of amount prepaid (partial or full prepayment): 5-year penalty with 5%, 4%, 3%, 2%, 1% stepdown fee structure; OR 4-year penalty with 5%, 4%, 3%, 2% stepdown fee structure; OR 3-year penalty with 5%, 4%, 3% stepdown fee structure; OR 2-year penalty with 3% stepdown fee structure (year 1 and year 2 = 3%); OR 1-year penalty with 3% fee. Please see Operational Prepayment Penalty Matrices for State restrictions. |
| Seller Concessions | Up to 6% towards closing for all occupancies. |
| Ineligible States | Primary & Second Home - NY. All Occupancies: HI - lava zones 1 & 2 |